

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sohinni Khanna

Debtor

CHAPTER 13

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Movant

NO. 19-11406 ELF

vs.

Sohinni Khanna

Debtor

Surajit Khanna

Co-Debtor

11 U.S.C. Sections 362 and 1301


William C. Miller

Trustee

ORDER

AND NOW, this 21st day of January, 2020 at Philadelphia, upon failure of Debtor, the Co-Debtor, and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay and Co-Debtor Stay is **GRANTED**, and both the automatic stay under 11 U.S.C. §362(a) and the co-debtor stay under 11 U.S.C. §1301 of the Bankruptcy Code, are **MODIFIED** with respect to the subject premises located at 1959 Saxon Drive, Feasterville, PA 19083 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

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